

**MINUTES OF THE FAIRFAX COUNTY
TENANT-LANDLORD COMMISSION**

August 18, 2016

Fairfax County Government Center
12000 Government Center Parkway
Fairfax, Virginia 22035
Conference Room 9
Chair Congleton presiding

Attendees:

Commissioners Fielding, Geier-Smith
Panettieri, Congleton, Park

Absentees:

Kocsis, Gomez

Staff Attending:

Michael S. Liberman, Director
Cable and Consumer Services
Susan C. Jones, Branch Chief
Consumer Affairs Branch
Rebecca Makely, Fiscal Manager
Accounting and Finance
Vee Johnson, Consumer Specialist
Consumer Affairs Branch

Guests:

Dipti Pidikiti-Smith
Chair, Housing Law and Consumer Law
Legal Services of Northern Virginia
Andrew Strickland
Affordable Housing Preservation Fellow

The meeting was called to order at 7:31p.m. by Chair Congleton.

Minutes

- A motion was made by Commissioner Fielding and seconded by Commissioner Geier-Smith to approve the minutes from June 16, 2016. The motion carried unanimously.

Reports

- Chair Congleton did not have a report.

Director's Report

Director Liberman did not have a report.

Staff Report

- ⁱⁱⁱ A case about a tenant seeking reimbursement from the landlord for payment made to a pest management company to remove a squirrel infestation from the attic of the rental dwelling was summarized. The tenant requested a reimbursement of \$350. According to the landlord, it was the tenant's responsibility to pay for the service. After CA intervention, it was confirmed that the squirrels entered the attic through a hole in the eaves. The landlord refunded \$350 to the tenant.
- ⁱⁱⁱ Staff continues to provide outreach regarding tenant rights and responsibilities at the Katherine Hanley Shelter. Programs are scheduled in September and October.
- ⁱⁱⁱ Flyers were distributed on behalf of the Human Rights Commission in support of a flea market for the Northern Virginia Resource Center for Deaf & Hard of Hearing Persons.

Commission Matters

- ⁱⁱⁱ The calendar was reviewed. There were no updates.
- ⁱⁱⁱ Commissioner Fielding shared information about the redevelopment of Herndon's downtown area. Some of the features of the proposed redevelopment include mixed-use, residential, commercial and an art center.
- ⁱⁱⁱ There was discussion about the trend away from the building of single-family dwellings to townhouses and the impact on affordable housing and accessible transportation options for county residents.

Unfinished Business

- ⁱⁱ None

New Business

- ⁱⁱ Dipti Pidikiti-Smith, Chair, Housing Law and Consumer Law for Legal Services of Northern Virginia outlined the services provided by the non-profit public interest law firm. Services are available for elderly, disabled or low-income individuals and families in areas of personal safety, income, housing, medical benefits, education or family stability. She discussed some of the interventions provided to tenants and landlords.
- ⁱⁱ Andrew Strickland, fellow with the Affordable Housing Preservation Project discussed his role to work with and support tenants association in order to preserve affordable housing.
- ⁱⁱ The Tenant-Landlord FY 2016 Annual Report was submitted to the Board of Supervisors, County Executive, Deputy County Executive and the Assistant County Executive on July 8, 2016.
- ⁱⁱ Highlights from the recently released 2015 Rental Housing Complex Analysis was discussed. There was a 3.4 percent increase or 2,421 more rental complex units than 2014. The average monthly rent was \$1,687 or a 2.0 percent change from January 2014.

Adjournment:

A motion was made by Commissioner Panettieri and seconded by Commissioner Fielding to adjourn the meeting. The meeting was adjourned at 8:24p.m.